

**REGULAR MEETING
HOUSING COMMITTEE
DECEMBER 14, 2006 – 2:00 P.M.
TRIBAL OFFICE BOARDROOM**

1. Call to Order & Roll Call: Call to order by Chairman Theodore Warrington at 2:10 p.m. Roll call was taken with a quorum present. Members present: Aaron Schenk, Dave Corn, Kim Komanekin and Yvette Ducane. Members absent: Mary Escalante (late). Also present: Melody Page, Richard Schreiber, Gerald Dick, Steve Bosman and John Miller.

2. Moment of Silence: A moment of silence was observed.

3. Approval of Minutes dated November 7, 2006:

Motion made by Yvette Ducane to approve the minutes dated November 7, 2006. Second was by Dave Corn. All those in favor signify by saying aye. Motion carried: 4 for, 0 opposed, 0 abstentions and 1 absent (Escalante).

4. Ramp Request – HIP Program:

Aaron Schenk, Housing Director informed the Committee that the ramp has been fixed. The reason that this was an agenda item is that the structure was built to the homeowner's specifications. For future reference, any type of construction will now be done to the building codes and to the American Disabilities Act. The Committee is requesting a letter from the homeowner to avoid any future decisions.

5. Housing Director's Monthly Report – October, 2006:

The monthly report reflects that the 202 rental unit's payments are in arrears. The Committee was informed that the financial statements are behind one month so this question should be answered at the next meeting.

Motion made by Yvette Ducane to approve the Housing Director's Monthly Report for October, 2006. Second was by Dave Corn. All those in favor signify by saying aye. Motion carried: 4 for, 0 opposed, 0 abstentions and 1 absent.

6. Bosman Builder's Request – Steve Bosman:

Steve Bosman and John Miller informed the Committee that their business is located in Gresham, Wisconsin and with the prices of heat going up, they wanted the Committee to be informed that they have wood pellets stoves for sale that would be efficient for the housing units on the Reservation.

The Committee thanked them for their time and informed them that they should advertise in the Menominee Nation News.

7. Woodstove Removal Update:

Melody Page-Maintenance Manager informed the Committee that she personally went and did a house-by-house inspection to determine where the wood stoves are and what type of repairs are needed. The Housing Department will no longer be removing the wood stoves unless they are a fire hazard or pose a health risk to the tenant. The Housing Department has been installing chimney liners to the units that need them and the maintenance crews are sweeping the chimneys in the unit.

8. Mutual Help & Occupancy Agreement:

Wendy Warrington submitted the Mutual Help & Occupancy Agreement for approval. As requested, she has left the changes in by strikeout.

Motion made by Aaron Schenk to recommend to the Legislature to approve the Mutual Help & Occupancy Agreement. Second was by Dave Corn. All those in favor signify by saying aye. Motion carried: 4 for, 0 opposed, 1 abstention (Komanekin) and 0 absent.

9. Mortgage Lease Program and Promissory Note:

Aaron Schenk provided the Committee copies of the Lease Program along with the Promissory Note. The Committee questioned if the stock is taken out, how is this going to be replaced? How a person with no payment history to the Housing Department will be offered to purchase their home? How will the revenue be replaced if you are losing homes to home ownership? How are going to replace the stock that would be going out? Housing would only be able to offer home ownership to tribal members as the land can only be leased by tribal members in accordance with the Constitution.

Mr. Schenk thanked the Committee for their input and will offer a full plan to the Committee at the next meeting.

Motion made by Kim Komanekin to table this item until the next meeting. Second was by Dave Corn. All those in favor signify by saying aye. Motion carried: 5 for, 0 opposed, 0 abstentions and 0 absent.

10. Annual Performance Report FY 2006:

Aaron Schenk needs the Annual Performance Report FY 2006 approved for the Housing Department. A Public Hearing has already been posted for any further comments. There were no questions from the Committee.

Motion made by Dave Corn to recommend to the Legislature to approve the Annual Performance Report Fiscal Year 2006. Second was by Mary Escalante. All those in favor signify by saying aye. Motion carried: 4 for, 0 opposed, 1 abstention (Komanekin) and 0 absent.

11. EXECUTIVE SESSION: Tenant Issues/Arrears Report:

Motion made by Kim Komanekin to go into Executive Session. Second was by Yvette Ducane. All those in favor signify by saying aye. Motion carried: 5 for, 0 opposed, 0 abstentions and 0 absent.

Motion made by Kim Komanekin to go into Executive Session. Second was by Dave Corn. All those in favor signify by saying aye. Motion carried: 5 for, 0 opposed, 0 abstentions and 0 absent.

Motion made by Kim Komanekin to table the Executive Session information until all the questions can be answered. Second was by Dave Corn. All those in favor of the motion signify by saying aye. Motion carried: 5 for, 0 opposed, 0 abstentions and 0 absent.

12. Other Business:

A gentleman from Zoar needs a ramp built. He has been informed to apply with Jerry Nunway's HIP program.

There are four sex offenders that are living in the housing units. The security officer had the tenants sign an affidavit stating that the offender does not live there and the tenants are aware that if they are housing an offender, they will lose their home.

The Housing Committee still would like the meeting place to be held at the Housing Department Office. It is hard to conduct a meeting when you do not have access to personnel and/or records.

Motion made by Kim Komanekin to recommend to the Legislature to move the Housing Committee meetings back to the Housing building for easier access to records and staff. Second was by Yvette Ducane. Motion carried: 5 for, 0 opposed, 0 abstentions and 0 absent.

13. Adjournment:

Motion made by Kim Komanekin/Dave Corn to adjourn the meeting.
Meeting adjourned at 3:45 p.m.

Respectfully submitted by,

Linda Peters, Recorder
Legislative Staff